018.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,400 / 768,400
					USE VALUE:	768,400 / 768,400
					ASSESSED:	768,400 / 768,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
161		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EVENSON PAUL & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	161 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ORIFICE CARLA M & LANDRY SUSAN -
Owner 2:	TRS/ LAKE ST 161 REALTY TRUST -
Street 1:	161 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1543 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6516.000	325,300		443,100	768,400
Total Card	0.150	325,300		443,100	768,400
Total Parcel	0.150	325,300		443,100	768,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.99 /Parcel: 497.99

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,300	0	6,516.	443,100	768,400		Year end	12/23/2021
2021	101	FV	315,800	0	6,516.	443,100	758,900		Year End Roll	12/10/2020
2020	101	FV	290,800	0	6,516.	443,100	733,900	733,900	Year End Roll	12/18/2019
2019	101	FV	263,300	0	6,516.	470,800	734,100	734,100	Year End Roll	1/3/2019
2018	101	FV	262,400	0	6,516.	343,400	605,800	605,800	Year End Roll	12/20/2017
2017	101	FV	262,400	0	6,516.	299,100	561,500	561,500	Year End Roll	1/3/2017
2016	101	FV	262,400	0	6,516.	254,800	517,200	517,200	Year End	1/4/2016
2015	101	FV	256,100	0	6,516.	249,300	505,400	505,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1500

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORIFICE CARLA M	1421-50		8/8/2012		544,500	No	No		
EGIDIO OLGA M,	1396-54		2/11/2011	Convenience	100	No	No		
EGIDIO LEO V &	1381-106		3/18/2010	Convenience	100	No	No		
EGIDIO LEO V	1183-47		1/29/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	702	Addition	75,000	O				1 stry addit + ren

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2018	Meas/Inspect	BS	Barbara S
1/30/2009	Meas/Inspect	189	PATRIOT
10/19/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516		Sq. Ft.	Site		0	80.	0.85	1			Med. Tr	-10					443,147						443,100	

Total AC/HA: 0.14959 | Total SF/SM: 6516 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,147 | Spl Credit | Total: 443,100

PRINT

Date	Time
12/29/21	20:04:54

LAST REV

Date	Time
09/23/20	10:29:22

apro

User Acct

12523

GIS Ref

GIS Ref

Insp Date

03/06/18

!1500!

USER DEFINED

Prior Id # 1:	12523
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33049250
Const Adj.:	0.99186134
Adj $ / SQ:	171.556
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441967
Depreciation:	116679
Depreciated Total:	325288

COMMENTS

SCUTTLE HOLE OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

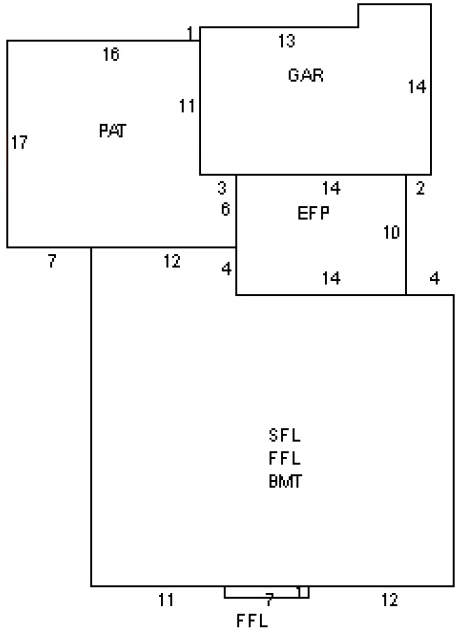
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.71
Special Features:	0	Val/Su Net:	109.12
Final Total:	325300	Val/Su SzAd	210.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	775	171.560	132,956
BMT	Basement	768	51.470	39,527
SFL	Second Floor	768	171.560	131,755
PAT	Patio	290	3.510	1,019
GAR	Garage	240	25.210	6,050
EFP	Enclos Porch	140	46.290	6,481

Net Sketched Area:	2,981	Total:	317,788
Size Ad	1543	Gross Area	2981	FinArea	1543
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc